

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Ramachandrapuram Municipality – Certain variation to the Master Plan - Change of land use from Residential use to Industrial use to an extent of **Ac.4.6475** in R.S. Nos.10(Part), 11(Part), 12/1(Part), 12/2(Part) and 13/1(Part) of Muchchimilli Village of Ramachandrapuram, Industrial use to Other use to an extent of **Ac.0.415** and also from Residential use to Other use to an extent of **Ac.0.185 cents (for road purpose)** - Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 365

Dated the 23rd day of August, 2010.

Read the following:-

1. G.O.Ms.No.427 MA., dated 21.9.2002.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.5932/2009/R, dated 2.12.2009.
3. Government Memo.No.19730/H1/2009-1, Municipal Administration and Urban Development Department, dated 2.12.2009.
4. From the Commissioner of Industries, Hyderabad, Letter No.28/1/2009/0708, dated 9.2.2010.
5. Government Memo.No.19730/H1/2009-2, Municipal Administration and Urban Development Department, dated 1.6.2010.
6. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.5932/2009/R, dated 2.7.2010.
7. From the Commissioner, Ramachandrapuram Municipality, Letter Roc.No.567/09-G1, dated 15.7.2010.
8. Government Memo.No.19730/H1/2009-3, Municipal Administration and Urban Development Department, dated 24.7.2010.
9. From the Commissioner of Printing, A.P., Extraordinary Gazette No.382, Part-I, dated 28.7.2010.

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ORDER:

The draft variation to the Ramachandrapuram General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.427 MA., dated 21.9.2002 was issued in Government Memo. No.19730/H1/2009-3, Municipal Administration and Urban Development Department, dated 24.7.2010 and published in the Extraordinary issue of A.P. Gazette No.382, Part-I, dated 28.7.2010. No objections and suggestions have been received from the public within the stipulated period. The Commissioner, Ramachandrapuram Municipality in his letter 15.7.2010, has informed that the applicant has paid an amount of Rs.63,710/- (Rupees sixty three thousand seven hundred and ten only) towards development charges as per G.O.Ms.No.158., MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**T.S.APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT (UD).**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Rajahmundry, East Godavari District.

The Municipal Commissioner, Ramachandrapuram Municipality, East Godavari District.

Copy to:

The individual through the Municipal Commissioner, Ramachandrapuram Municipality, East Godavari District.

The District Collector, East Godavari District, Kakinada.

The Private Secretary to Minister for MA&UD.

SF/SC.

//FORWARDED::BY ORDER//

SECTION OFFICER

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APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Ramachandrapuram Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.382, Part-I, dated 28.7.2010 as required by clause (b) of the said section.

VARIATION

The sites in R.S. No's.10(Part), 11(Part), 12/1(Part), 12/2(Part) and 13/1(Part) of Muchchimilli Village of Ramachandrapuram Municipality, the boundaries of which are as shown in the schedule below and which is earmarked for Residential use (**Ac.4.6475 and Ac.0.185 cents**) and Industrial use (**Ac.0.415**) in the General Town Planning Scheme (Master Plan) of Ramachandrapuram Town sanctioned in G.O.Ms.No.427 MA., dated 21.9.2002 is designated for Industrial use (**Ac.4.6475**) and Other use (**Ac.0.415 and Ac.0.185 cents for road purpose**) by variation of change of land use as marked "EGHIJK&L" (from Residential use to Industrial use, "ABC&D" (from Industrial use to Other use i.e., for road purpose) and "BEF&C" (**from Residential use to Other use i.e., for road purpose**) as shown in the revised part proposed land use map GTP No.11/2010/R, which is available in Municipal Office, Ramachandrapuram Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall obtain prior approval from the competent authority for any development in the proposed site.
8. The applicant shall pay 14% of open space charges and betterment charges.
9. The applicant shall maintain 9.0 Mtrs., wide Green Belt on all sides abutting to Residential use as per Government Memo.No.19730/H1/2009-2, Municipal Administration and Urban Development Department, dated 22.3.1996.
10. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

(for the site marked as EGHIJK&L from Residential use to Industrial use)

North	:	Site of Modern Chaitanya Rice Mill and site of K.Bharathi alias Bala Saraswathi.
East	:	Site of K.Bharathi alias Bala Saraswathi and others.
South	:	Agricultural land of K.Bharathi alias Bala Saraswathi.
West	:	Agricultural land of Sri S.Rama Chandra Reddy and others.

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SCHEDULE OF BOUNDARIES

(for the site marked as ABC&D from Industrial use to Other use i.e., for road purpose)

North : Existing 80 feet wide road to Mandapeta.
East : Modern Chaitanya Rice Mill.
South : Land of S.No.13/1.
West : Agricultural land.

SCHEDULE OF BOUNDARIES

(for the site marked as BEF&C from Residential use to Other use i.e., for road purpose)

North : Land of S.No.9/2.
East : S.No.12/1.
South : Modern Chaitanya Rice Mill and site of K.Bharathi aliyas Bala Saraswathi.
West : Agricultural land of Sri S.Rama Chandra Reddy.

**T.S.APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT (UD).**

SECTION OFFICER